

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Airport

**Member:** Alex Erskine 938-4966

**Project Name:** Lauderdale Beach Hotel

**Case #:** 51-R-01

**Date:** July 10, 2001

**Comments:**

- 1) A Notice of Proposed Construction or Alteration form must be filed with the FAA since the building exceeds 200 feet in height.
- 2) A second Notice of Proposed Construction or Alteration must be filed since the construction crane or equipment will exceed 200 feet in height.
- 3) Two copies of the form will be provided at the meeting.

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Landscape

**Member:** Dave Gennaro  
828-5200

**Project Name:** Lauderdale Beach Hotel

**Case #:** 51-R-01

**Date:** 7/10/01

**Comments:**

1. 18 Norhonias in tree grates are shown as the principal street tree along Cortez and Poinsettia streets. It appears that the dimensions for the grates are of insufficient size. Code requires that tree grates need to be at least 5' x 5' with expandable openings. Also, a size for the Norhonias is shown as 10' overall height. In this pedestrian location, this tree size would not have sufficient clear trunk height to allow unobstructed pedestrian passage. Adjust sizes or tree species as required.
2. Make sure the plant list tree legend agrees with the plan. There may be a discrepancy regarding the coconuts.
3. Verify that the minimum 25% site pervious area requirement is met.
4. Provide a list of the existing trees and palms on site (trees over 3" in trunk diameter, palms over 8' in trunk ht.) Australian pines, Brazilian Pepper, and Melaleuca do not need to be shown. All Tree Preservation Ordinance requirements apply, including those regarding the preservation of "existing, large, desirable trees". Any trees or palms on site that are considered good candidates for relocation should be relocated (to approved locations on site or in the neighborhood). For those trees and palms removed, provide the calculations for their "equivalent replacement". Note that removal of those trees considered "speciman" trees have special requirements. This would be by payment by "equivalent value" to the "Tree Canopy Trust Fund".
5. Make sure all grade level in parking structures or other surface parking is sufficiently screened by plant material (as per Sec.47-12.4).

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Info. Systems

**Member:** Mark Pallans (GRG)  
828-5790

**Project Name:** Lauderdale Beach Hotel

**Case #:** 51-R-01

**Date:** July 10, 2001

**Comments:**

This site plan will adversely impact Public Safety radio communications in the future, specifically the beach along A1A from Valencia to Las Olas Blvd. It is the developer's responsibility to contract with Motorola or another qualified vendor to perform signal strength measurements. This measurement shall be in microvolts per meter converted to dBm. All equipment used shall have current certification traceable to the National Bureau of Standards. Copies of the certificates shall be submitted as a part of the documentation. The map in *Attachment – 1* indicates the locations to be used for the measurements. GPS may be utilized to correlate exact location to the reading value to facilitate future measurements. All equipment used in the first test shall be utilized in all subsequent tests to insure accuracy and consistency in the comparison of the data. Tests shall be performed using a ¼ wave antenna mounted on a suitable ground plane held 1.5 meters above ground.

DRC comments from April 10, 2001 still apply to this project and are attached to this document as *Attachment – 2*.

**Recommendations:**

City Staff recommends that the developer contact Steve Wurster at Motorola to arrange for this testing. Steve's telephone number is (954) 723-8927. Motorola's field engineering staff is familiar with the required equipment and has provided similar testing services in the past.

# DRC

## SITE PLAN REVIEW AND COMMENT

### REPORT

#### Attachment – 1 Signal Measurement Test Point Locations



#### **LAUDERDALE BEACH HOTEL RADIO TEST POINTS**

TP 1 at the southwest corner of the structure – 1 meter from structure wall

TP 1 at the northwest corner of the structure – 1 meter from structure wall

TP 3 – TP 12 on the Beachwall (seaward side of A1A)

TP 13 – TP 15 at the high water mark on the beach.

All measurements at 1.5 meters above ground level

# DRC

## SITE PLAN REVIEW AND COMMENT

### REPORT

#### **Attachment – 2 DRC Comments from April 10, 2001**

**Division:** Info. Systems

**Member:** Mark Pallans (GRG)  
828-5790

**Project Name:** Lauderdale Beach Hotel

**Case #:** 51-R-01

**Date:** April 10, 2001

#### **Comments:**

This site plan will adversely impact Public Safety radio communications in the future. The combined effects of building construction in Fort Lauderdale is having an adverse impact on the performance of the Public Safety Radio Systems used by Fire Rescue and Police. Costs of mitigating the impact on the City's Radio Systems shall be born by the developer. Due to the severity of the impact, mitigation costs may be substantial. In the future, the developer may be required to provide mitigation resources at sites other than this project location.

An internal bi-directional amplifier system will be required to address communications issues within this building.

#### **Recommendations:**

The City will require an easement to utilize the roof for communications infrastructure components. This includes, but is not limited to; antennas, base stations, UPS power supplies, and microwave dish antennas. The building owners shall provide a secure climate controlled environment, no less than 25x25x10, suitable for sensitive electronic equipment. This room shall be located within the top floor or roof area to allow for less than one-hundred (100) foot cable runs to the antenna locations. Power for the equipment in this room shall be fed from the building emergency generator. Additional construction specifications will be made available as required.

To address the internal building Public Safety Radio System coverage the City requires that a bi-directional amplifier system be installed to distribute the radio signals to each floor. These bi-directional amplifier systems can be designed and installed by any experienced radio communications firm using City provided performance specifications.

Qualified firms are: BearCom, Dean Delaune, (954) 733-2327; Control Communications, Fred Rodriguez, (954) 791-8040; Florida Radio Rental, John Andrade, (954) 581-4437; KAVAL Telecom Inc., Bruce Corbett, (888) 865-2825; Motorola Land Mobile Products Sector, Scott Landau, (954) 489-2020; MS Benbow and Associates, Leo Holzenthal, (504) 836-8902.

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Planning

**Member:** Jim Koeth  
828-5276

**Project Name:** Lauderdale Beach Condo

**Case #:** 51 R 01

**Date:** July 10, 2001

**Comments:**

- 1) Project requires review by the Planning and Zoning Board and City Commission as site plan level IV.
- 2) Provide narrative outlining compliance with Ord. 00-26 regarding People Street (Cortez St.) requirements. Provide point by point analysis.
- 3) Discuss provision for a traffic study with Engineering Rep. and applicant at the meeting. If study is required, staff and a City-retained consultant must review it. The applicant shall incur the City's cost for these consultant services.
- 4) Provide text narrative outlining the anticipated operations, maintenance, tower residents procedure for moves (loading et. al.), security, hours of operation for retail uses, restaurant, trash management, et. al. prior to item being placed on a Planning and Zoning Board agenda.
- 5) Provide text narrative indicating project's compliance (point by point) with the City's Beach Design Guidelines criteria prior to item being placed on a Planning and Zoning Board agenda.
- 6) Provide narrative per ULDR 47-12.5.B.1.c describing and justifying the yard modifications required for the portion of the site adjacent to the existing motels west of the proposed project
- 7) Discuss building length and width with Zoning Rep. and applicant at the meeting. Confirm with Zoning Rep. that building length does not exceed the 200 ft. limitation.
- 8) Discuss parking structure's circulation with Engineering Rep. and applicant at the meeting. Discuss stacking, access control, provision for loading/unloading zone, et. al.
- 9) Applicant must provide documentation from Broward County for Hurricane Evacuation preparedness prior to item being place on the Planning and Zoning Board agenda.

# DRC

## SITE PLAN REVIEW AND COMMENT

### REPORT

10) This site may have archaeological significance as noted in the Broward County Office of Planning's Archeological and Historical Conservancy Technical Reports 67 and 117. Provide a statement from the Office of the Broward County Historical Commission describing the archaeological significance of the site, if any. Contact Broward County's archaeologist, Mr. Scott Lewis at 942-9283.

11) Discuss if any public metered parking spaces will be eliminated or impacted. Doug Gotshall, Parking Systems Manager, sign-off is required prior to item being placed on the Planning and Zoning Board agenda.

12) Provide greater detail on elevations (i.e.: windows, window treatments, label all materials, label all colors, et. al.). Provide separate elevations for the smaller structure's W elevation and tower's E elevation. Breakout sections of the elevations for the tower's base, middle portion and upper portion. In addition, breakout tower's W parking garage elevation. Additional staff comments forthcoming upon additional information submittal on elevations.

13) Response to all comments must be provided within 60 calendar days or project may be subject to additional DRC review.

14) Strongly recommend presenting project to Central Beach Alliance and neighbors prior to public hearings for public input.

15) Site plan package must include existing survey of the subject site. Survey must be provided with each set of plans for Planning and Zoning Board and City Commission review.

16) Provide dimensions for all setbacks on all sheets including floor plan and elevations. *Indicate property lines and setbacks.*

17) Discuss FAR calculation with Zoning Rep. and applicant at the meeting.

18) Will parking structure be enclosed? Indicate where ventilators will be placed on plans. Denote all parking garage openings via shading. Parking structure must comply with Ord. 00-65.

19) Discuss building height measurement with Zoning Rep. at the meeting. ) Provide dimension to the top of building, including portion not counted in ULDR height of the building.

20) Site plan calculation table is inconsistent. Listing for commercial uses sq. ft. has two different figures on Sheet A-1 and another different sq. ft. figure depicted on Sheet A-3. All plans must be consistent and be reflected on the parking requirements portion of the calc. table and on the floor plans.

21) Provide narrative (point by point) outlining compliance with ULDR Sec. 47-12.7.

# DRC

## SITE PLAN REVIEW AND COMMENT

### REPORT

22) Provide narrative (point by point) outlining compliance with ULDR Sec., 47-25.3.A, neighborhood compatibility and criteria set forth in the Neighborhood Compatibility and Preservation section. .

23) Discuss any gym areas with Zoning Rep. and applicant at the meeting. Discuss provision for required parking for these uses.

24) Provide two oblique aerial drawings from opposing views which indicate the mass outline of all proposed structure(s) and the outlines of the adjacent existing and previously approved structures. These mass studies are to be shown on an aerial photograph or by use of an isometric perspective or axonometric drawing of the site and the surrounding adjacent area.

25) Provide cross-section through east portion of small building with streetscape improvements indicated.

26) Provide heights and uses for all surrounding uses on area plan within site plan package.

27) Dimension all sidewalk areas on site plan. I.e.: along A-1-A.

28) Discuss loading zone conflict with parking spaces within one-way drive between the two buildings with Engineering Rep and applicant at the meeting. Also, discuss site safety triangles and width of one-way drive.

29) Provide full color and material samples for all exterior surfaces prior to presentation to Planning and Zoning Board.

Additional comments may be forthcoming at the meeting.



**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

Division: Police

Member: Robert Dodder  
759-6421 beeper 497-0628

Project Name: Lauderdale Beach Hotel

Case #: 51-R-01

Date: 7-10-01

**Comments:**

1. How will access to the residential parking garage be separated from the public portion of the parking garage?

FOLLOW-UP: How will the gates be controlled?

2. How will access to both portions of the parking garage be controlled?
3. Stair doors should not allow entry to the building from the exterior at grade.
4. How will access to the lobby be controlled?

FOLLOW-UP: Will the Control Vestibule be manned or part of the Card reader System?

5. A card reader access control system is suggested for building entry, elevator control, as well as access to amenities and storage areas, etc.
6. C.C.T.V. in the parking garage as well as specific common areas is suggested. Further, it is suggested that video motion detection be included as part of the C.C.T.V. system.
7. Where will security have their office?

FOLLOW-UP: The placement of the Security Office does not permit visual control of the entrance to the parking garage or the lobby area. Video motion detection is re-iterated reference the lack of natural surveillance.

8. How will entry by vendors, repair and household staff be controlled?

FOLLOW-UP: Consider the use of an in-house employee / visitor identification system that requires the use of an official pictured identification provided prior to the issuance of a pass.

9. Where will these persons park their vehicles?
10. What type of intrusion detection system will be used?

NOTE: please respond to these comments in a narrative format, which will be a portion of the final DRC packet. This response should also include your proposed action to the original questions.

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Zoning

**Member:** Terry Burgess  
828-5913

**Project Name:** Lauderdale Beach Hotel

**Case #:** 51-R-01

**Date:** 7/10/01

**Comments:**

1. Proposed project requires review by the Planning and Zoning Board and City Commission.
2. Provide a narrative outlining compliance with Ordinance 00-26 regarding People Street requirements.
3. Provide a narrative describing request for yard modifications.
4. In accordance with Ord. 00-26 in the Planned Resort Development (PRD) district the Entire northbound SR A1A frontage should be built to the future right of way line unless otherwise approved under that district's community redevelopment plan.
5. In accordance with Ord. C-01 in PRD districts the maximum length and width shall not exceed two hundred (200) feet. The maximum length, width or both may be greater if a Site Plan Level IV development plan is approved.
6. Adequacy requirements of section 47-25.2 apply to the proposed development along with a hurricane evacuation analysis and documentation from Broward County.
7. Commercial square footage calculations on sheet A-1 are slightly different from the calculations on sheet A-3.
8. Provide a photometric lighting plan for parking garage in accordance with section 47-20.14 and the beach design guidelines .
9. Delineate loading zone.
10. Provide a staging, storage and construction trailer/sales trailer location plan prior to final DRC.
11. Additional comments maybe discussed at DRC meeting.

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
Office Phn: (954) 828-5123  
Office Fax: (954) 828-5275  
Email: [timw@cityfort.com](mailto:timw@cityfort.com)

**Project Name:** Lauderdale Beach Hotel  
Site Review

**Case #:** 51-R-01

**Date:** 7/10/01

**Comments:**

1. The engineer shall design and apply for the appropriate general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). This license and associated calculations for compliance with Chapter 27 criteria for surface water management, Pollution Control Code must be submitted with application for Building Permit.
2. Construction mitigation plan appears to be acceptable. Use of dewatering for foundation may require a separate permit by Engineering Staff unless review is performed by Engineering in conjunction with Building Staff on the demolition and/or foundation permit application. Under no circumstances shall the foundation contractor discharge any water off site without appropriate permission from City Engineer's office, and employment of Best Management Practices as published by the Broward County Department of Planning & Environ. Protection and adopted by the City.
3. All staging and storage, parking, and site construction related impacts shall be kept on site. Any modifications for traffic patterns shall be coordinated with 5 day prior notice to Tim Welch, Engineering Design Manager, at the above numbers.
4. Insufficient access aisles have been designed for the handicapped parking spaces. A five (5) foot wide aisle is required for each space, although one aisle can be shared by two spaces.
5. Review limitations shown for parking such as employee parking on ground level with Zoning Plans Reviewer.

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

6. Engineer shall provide valley gutter across accesses at point of connection to public street. These sections shall be transitioned to meet proposed F-Curb.
7. A separate engineering permit shall be required for utility service connections and right of way construction. Utilities may be installed by City with an approved application and payment for these services.
8. Evaluate impacts to any existing on street meter parking spaces with Doug Gottshall, Parking Mgr., at 847-3793.
9. Evaluate whether street lighting and/or power poles exist where new vehicular access connections are proposed. Any relocation of poles and services requires a separate engineering permit and authorization prior to issuance of the site building permit.

DRC  
SITE PLAN REVIEW AND COMMENT  
REPORT

COMMENTS FROM FIRE WILL BE AVAILABLE AT THE DRC MEETING.